Submitted   March 14, 2012
Approved   as of
Date   March 14, 2012

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 02-2012
Wednesday, January 25, 2012

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m., Wednesday, January 25, 2012.

PRESENT

David Hill, Chair
John Tyner
Don Hadley
Dion Trahan
Kathleen Cook

Absent: Kate Ostell
           Jerry Callestein

Present: Susan Swift, Director, CPDS
           Andrew Gunning, Assistant Director, CPDS
           Marcy Waxman, Assistant City Attorney
           Jim Wasilak, Chief of Planning
           Bobby Ray, Principal Planner
           Deane Mellander, Zoning Administrator
           David Levy, Chief of Long Range Planning
           Jeremy Hurlbutt, Planner III
           Cindy Kebba, Planner III

I.   COMMISSION ITEMS - 7:00 p.m.

1. **Special Recognition.** The Commission recognized and thanked the members of the
   Adequate Public Facilities Ordinance (APFO) Study Committee for their work over the
   past year, and their report and recommendations.

II.   COMMISSION ACTION ITEMS

1. **Project Plan PJT2012-00002, Twinbrook Partners LLC** - Redevelopment of existing
   99,000 square feet of shopping center into a 1,134,500 square foot mixed use (Residential,
   Office, Retail) transit oriented development at 1592 Rockville Pike.

Mr. Hurlbutt introduced the project plan.

Bob Dalrymple with the law firm of Linowes and Blocher spoke on behalf of the applicant and provided a brief summary of the proposed project.

Jim Alexander of Twinbrook Partners, LLC, introduced the teams working on the proposed project, which consisted of VIKA (Civil Engineers), Wells & Associates (Traffic Engineers) and Torti Gallas & Partners (Architecture & Design).

Nancy Randall, Principal with Wells and Associates, answered questions from the Commission on proposed foot traffic.

Tim Eden spoke about peak use analysis regarding the parking needs and demands.

Mr. Tyner moved, seconded by Mr. Trahan, to recommend of approval of Project Plan PJT2012-00002, to the Mayor and Council, with recommended conditions, and that Findings A through E of the staff report are accurate; and suggests that the wording in Condition 18.A.3. read, "The applicant shall dedicate land for a seventy foot wide Chapman Avenue extended north of its intersection with Festival Street as shown on the Project Plan. Such dedication to be made at the request of the City." The motion passed on a vote of 5-0. Commissioners Ostell and Callistein were absent.

Mr. Hadley moved, seconded by Mr. Trahan to approve the Street Section Waiver. The motion passed on a vote of 5-0.

Mr. Tyner moved, seconded by Mr. Hadley to approve the height waiver. The motion passed on a vote of 3-2 with Commissioners Hadley and Trahan opposed.

Mr. Hadley moved, seconded by Mr. Trahan, to not recommend the parking waiver, subject to the recommendation that more extensive data in support of what is being requested be provided to the Mayor and Council. The motion passed by a vote of 4-1, with Commissioner Cook opposed. Commissioners Ostell and Callistein were absent.

III.   WORK SESSION ITEMS

1. **WORK SESSION - Fifteenth work session on the Draft Rockville Pike Plan:**
   Form Code - Review of Parking Standards and Land Use Tables; Architectural Standards.

   Ms. Kebba presented her report and continued discussion on parking standards and land use.

IV.   COMMISSION ITEMS

A.   Staff Liaison Report – Andy Gunning presented the report of upcoming Commission items.

B. Old Business
C. New Business – Chair Hill listed several priorities he will take on as the new Chair of the Planning Commission: APFO/APFS review, strengthening relationships with other Boards and Commissions, encouraging Commissioners to review public submissions, and considering how motions are stated and made. He indicated he does not expect to hold a retreat this year.
D. Minutes
E. FYI Correspondence

V.   ADJOURN

Mr. Callestein moved, seconded by Mr. Trahan to adjourn the meeting at 11:11 p.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary